



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING NOTICE / AGENDA

Monday, February 24, 2020

Selectmen's Meeting Room, 2nd Floor

Webster Town Hall, 350 Main Street, Webster, MA

6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes – January 27, 2020
- b. Draft Decision - Special Permit & Site Plan Application - Recreational Marijuana Retail Store - 70 Worcester Road; Munro Associates, LLC (Applicant); Webster Plaza Realty LLC (Owner); Assessor ID 88-B-40-0. The site is located in Business without Sewer (B5) zoning district. The public hearing closed on 12/16/19.
- c. Draft Decision - Special Permit Application – Signage – 71 East Main Street: Kentucky Fried Chicken/ Taco Bell - Charter Foods North LLC (Applicant) and Mardiroisian Realty LLC (Owner) pertaining to the installation of exterior signs on an existing building and parking lot located within the Business with Sewer (B-4) zoning district. (Assessor ID 15-E-30-0). The public hearing closed on 12/16/19.

3. Public Hearing

- a. Modification of a Special Permit and Site Plan Approval – 30 Worcester Road – Curaleaf Massachusetts Inc. (Applicant), FHP of Webster MA-CP, LLC (Owner); expansion of parking area. The site is located in an Industrial (I) zoning district. Assessor ID 78-A-11-0. Continued from 1/27/2020.
- b. Special Permit / Site Plan Approval / Stormwater Permit – 137 East Main Street – PMG Northeast LLC, 2359 Research Court, Woodbridge, VA 22192 (Applicant / Owner); 6 pump gasoline service station with a 3,825 square foot convenience store. (Assessor ID 24_F_11-12_0). The site is located in a Business with Sewer (B4) zoning district.

4. Public Meeting

- a. Site Plan Approval Application – 17 Loveland Road – Joseph Seraphin, 17 Loveland Road, Webster, MA (Applicant / Owner); Rebuild existing garage and add a new living unit above. (Assessor ID 46-A-53-0). The site is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

5. Discussion

- a. 71 East Main Street – Site Lighting Update
- b. Lighting Standards – Site Plan Review

6. Staff Update

- Solar By-Law Working Group Update
- CMRPC – Local Planning Assistance – Potential Projects
- Conservation Commission Public Meeting on February 27th – Wetlands Setback Policy Revised Draft

7. Adjournment